

Urban Subcommittee
Transit Corridor Planning

May 25, 2005

Area of impact

1. all, or a portion at least one-half mile in length that contains or will contain a transit station, of a street that the Metropolitan Transit Authority has identified as a route for light rail as part of its light rail plan and
2. the lesser of two blocks or 750 feet on either side of the street.

Limitations of ordinance changes

1. Parking
2. Landscaping
 - a. Tree preservation
 - b. Single-family residential
 - c. All other uses and parking lots
3. Historic Preservation
 - a. Criteria for issuing a certificate of appropriateness
 - b. Ninety day waiver
4. Hotel Motel
 - a. Locational criteria
5. Subdivision/Development plats

Qualified Applicant

An organization, whether public or private, profit or non-profit, including but not limited to a government corporation or a management district, that is located in, or in whose jurisdiction is located, a transit corridor and that proposes to be responsible for developing the plan.

What is required?

Applicant submits a written proposal that includes the following:

1. Information about the applicant including, as applicable, the date it was organized, its purpose, its membership, its management, its bylaws and its budget;
2. The boundaries of the transit corridor; The major issues that the transit corridor plan is intended to address;
3. The resources available to the applicant to complete the transit corridor plan;
4. The proposed timetable for completing the transit corridor plan; and

5. The communication process for ensuring community input.

The director shall review the information submitted and determine in his professional judgment whether the capability and resources exist to complete the transit corridor plan, taking into account whether the applicant has justified the development of a plan, whether the communication process is adequately designed to provide an opportunity for all interested persons in the transit corridor to participate, the length of time required for the development of the plan, and the ratio of department staff effort to applicant effort that is likely to be required.

A transit corridor plan shall include the following:

1. A description of the characteristics of the transit corridor, including:
 - a. A map showing existing land uses;
 - b. A description of the conditions of real property in the transit corridor;
 - c. A list of the business activity on each parcel within the area of economic activity, if applicable; and
 - d. A description of any other factors relevant to the transit corridor;
2. A statement of the development goals to be achieved through the transit corridor plan;
3. Evidence of problems that impede the development of the transit corridor, which may include, but are not limited to, physical or regulatory issues;
4. A discussion of the economic development opportunities for the transit corridor that could result from the resolution of the problems;
5. A description of how the economic development to be accomplished through the area plan will be mitigated with respect to its effects on residential areas within and outside the transit corridor and how the effects will be mitigated; [Bob and Marlene: We don't need to justify a transit corridor plan on these grounds - we are saying that the transit line will generate the economic activity and the purpose of the plan is to harness that impetus in a constructive way.]
6. A discussion of how the transit corridor plan has addressed compliance with the Americans with Disabilities Act of 1990 and all other applicable local, state and federal laws pertaining to individuals with disabilities for projects within the public right-of-way;
7. An explanation of actions necessary to accomplish development goals; and
8. Demonstration of the level of active participation in the development of the transit corridor plan by property owners, business interests and residents within the transit corridor.

What is guidance

The director shall promulgate guidelines and performance standards, which he may amend from time to time, for the transit corridor planning process and transit corridor plans, including, but not limited to, appropriate performance standards that may be incorporated into a plan. Each transit corridor plan shall include the performance

standards promulgated by the director for any single family residential neighborhood within the transit corridor.

Performance Standards

Attached